



colin ellis

## Prospect Road, Scarborough, YO12 7JX

Colin Ellis welcome to the market a FOUR bedroom property currently being used as a rental. This SEMI DETACHED property offers THREE reception rooms, TWO bathrooms and a downstairs room that was PREVIOUSLY A W/C. This property would benefit from some modernisation but has been priced accordingly. NO ONWARD CHAIN.

Guide Price £150,000





## DESCRIPTION

Briefly comprising of a reception room, bay fronted lounge, dining room, kitchen and a room that was previously a downstairs w/c.

The first floor offers two bedrooms, a shower room and a bathroom. The second floor benefits from two further bedrooms.

To the front of the property is a gated front garden.

This lovely home is situated close to a wealth of local amenities and attractions such as Peasholm Park ,the North Bay, local shops, Sea Life Centre, the Open Air Theatre, the miniature railway and the Alpamare Waterpark.

## ENTRANCE HALL

Power points and uPVC double glazed window and door.

## LOUNGE

*4.7 x 3.5 (15'5" x 11'5")*

Coving, uPVC double glazed window, double radiator, and power points.

## DINER

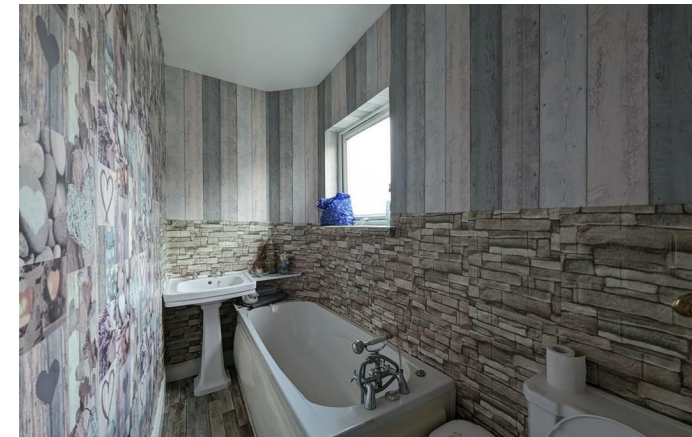
*4,6 x 3.3 (13'1",19'8" x 10'9")*

Single radiator, uPVC double glazed window and power points.

## KITCHEN

*3.1 x 2.8 (10'2" x 9'2")*

Base, wall and drawer units, wood work top, tiled splash back, integrated electric oven and hob, space for fridge and freezer, sink/drainer unit, mixer tap, uPVC double glazed window, double radiator and power points.





## BEDROOM ONE

3.3 x 2.8 (10'9" x 9'2")

Single radiator, uPVC double glazed window and power points.

## BEDROOM TWO

3.6 x 3.0 (11'9" x 9'10")

Single radiator, uPVC double glazed window and power points.

## BEDROOM THREE

3.3 x 5.0 (10'9" x 16'4")

Single radiator, uPVC double glazed window and power points.

## BEDROOM FOUR

4.4 x 3.5 (14'5" x 11'5")

Power points and uPVC double glazed window.

## BATHROOM

3.5 x 1.2 (11'5" x 3'11")

Panel bath, basin with pedestal, low flush wc, uPVC double glazed window and single radiator.

## EN - SUITE

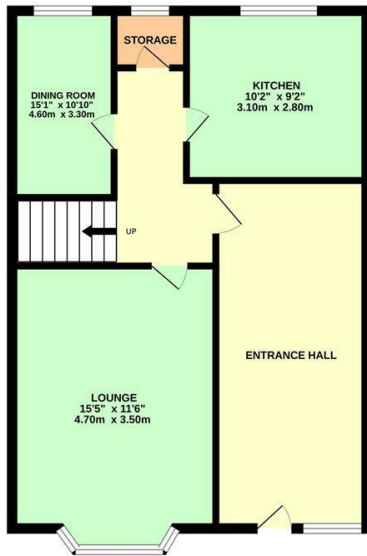
Basin with pedestal, low flush wc, shower cubicle, uPVC double glazed window and single radiator.

## OUTSIDE

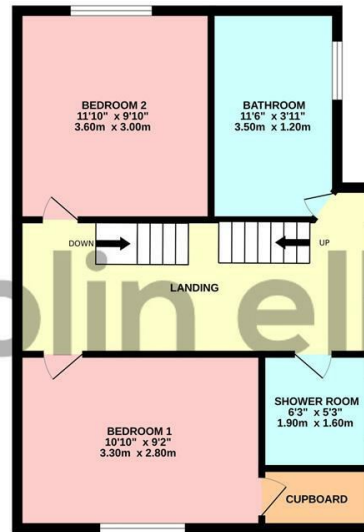
Gated front garden.



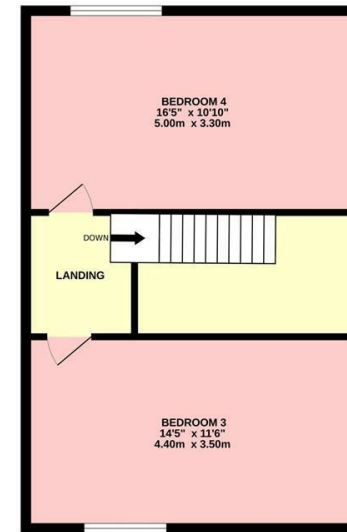
GROUND FLOOR  
595 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



2ND FLOOR  
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1720 sq.ft. (159.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospect Road - 18572868

Council Tax Band - B

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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